

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1

DATE  
8/11/11

TO LEASE NO.

GS-04B-59153

ADDRESS OF PREMISES: 6005 Landmark Center Boulevard  
Greensboro, NC 27407-2634

THIS AGREEMENT, made and entered into this date by and between **ALICE LEIGHMONS WILLIAMS REVOCABLE TRUST**

whose address is: 355 Metropolitan Ave.  
Roslindale, MA 02131-4645

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1, 2011, as follows:

- Paragraph 1 is changed to read: "1.** The Lessor hereby leases to the Government the following described premises: A total of 18,984 rentable (16,526 ANSI/BOMA office area) square feet of office and related space, with 80 on-site parking spaces at no additional cost to the Government, and located in the [REDACTED] Building, 6005 Landmark Center Boulevard, City of Greensboro, County of Guilford, State of North Carolina, 27407-2634, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."
- Paragraph 2 is changed to read: "2.** TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning June 1, 2011 through May 30, 2021, subject to termination and renewal rights as may be hereinafter set forth."
- Paragraph 3 is changed to read: "3.** The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

TERM	ANNUAL RENT	RATE Per RSF (Rounded)	RATE Per OASF (Rounded)	MONTHLY RENT
06 01 11 - 05 30 16	\$472,852.62	\$24.91	\$28.61	\$39,404.38
06 01 16 - 05 30 21	\$354,569.72	\$18.68	\$21.46	\$29,547.48

All other terms and conditions of Paragraph 3 remain unchanged."

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR, ALICE LEIGHMONS WILLIAMS REVOCABLE TRUST

[REDACTED]  
[REDACTED]  
[REDACTED]

*Justice*  
\_\_\_\_\_  
(Title)

1241 SW oak ST Grants Pass OR  
\_\_\_\_\_  
(Address) 97526

Wanda Hardiman, Contracting Officer  
GENERAL SERVICES ADMINISTRATION  
\_\_\_\_\_  
(Official Title)

Continuation Sheet SLA#1  
General Services Lease Contract GS-04B-59153

- 4. Paragraph 4 is changed to read: "4. The Government may terminate this lease, in whole or in part, at any time on or after June 1, 2016 by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."
- 5. Paragraph 10 is changed to read: "10. Items as specified in SOLICITATION FOR OFFERS 8NC2132 are to be provided by the Lessor. Upon completion, inspection and acceptance by the Contracting Officer, the Tenant Alterations Allowance for initial build-out in the amount of \$497,323.66, Change Order #1 for [REDACTED] to include the acrylic strips, Change Order #2 for [REDACTED] to include can lights and 2 three way switches in the Training Room, Change Order #3 for [REDACTED] to include 14 Cat 6 Lan outlets, 2 Data Cables to Lan Rack, 1 data connect for fax, three way switches in the IVT room, and 1 IG in Assistant Manager's Office, and Change Order #4 for [REDACTED] to include Lever handle trim, door closure and [REDACTED] for [REDACTED]. Change Order #5 for [REDACTED] to include 2 additional light fixtures and relocation of 4 existing fixtures totaling \$512,932.66 to be amortized over the five (5) year firm term (60 months) beginning June 1, 2011 in the Lease at 5.75% for \$118,282.90 annually (\$6.23 prsf, \$7.16 poasf rounded), using end of the month payments.
- 6. Paragraph 15 is changed to read: "15. In accordance with the SOLICITATION FOR OFFERS 8NC2132, Paragraph 2.4, Broker Commission and Commission Credit (Nov 2006), the amount [REDACTED] for the broker's fee is established based upon [REDACTED]. The amount of [REDACTED] which is [REDACTED] of the [REDACTED] will be deducted from the shell portion of the rent until it has been refunded to the Government. The broker's fee will remain constant regardless of the measurement of space and/or change orders unless there is a substantive change to the contract necessitating revision of the subject commission. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Lessor agrees to pay the Commission less the Commission Credit, to the Broker in accordance with the Commission Agreement incorporated in and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$39,404.38 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$39,404.38 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$39,404.38 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

All other terms and conditions of the lease shall remain in force and effect.

[REDACTED]

WANDA HARDIMAN, CONTRACTING OFFICER

Initials: WHD  
Lessor

Government